

3/16/09 - Monday, March 16, 2009

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of March 16, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Kayser, Duax, Waedt, Larson, Pearson, Buchanan, Seymour

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kayser.

**1. ZONING (Z-1441-09) “ TR-1A to R-3P, Aspen Ridge, Jeffers Road
and
PRELIMINARY PLAT (P-02-09) “ Aspen Ridge**

John Schepke has submitted a request to rezone property located at the northwest corner of Jeffers Road and County Line Road from TR-1A to R-3P, and to adopt the General Development Plan and preliminary plat for the project. The site has 6 existing 4-plexes and a residence. The plat proposes 12 new 4-plexes to be added to the site. The Comprehensive Plan Map>

John Schepke, 440 Broadway Street, appeared in support and no one appeared in opposition.

Mr. Pearson moved to recommend approval of the rezoning with the conditions listed in the staff reports, and approval of the preliminary plat with conditions listed for the plat. Mr. Waedt seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-0906) “ Sign in C-1A District, 714 Hamilton Avenue

SignArt Company has submitted a request to install a development>

Dirk Snyder, SignArt Company, spoke in support. He stated the extra area and height is necessary in order for the letters to be at least 2 inches in height.

No one appeared in opposition.

Mr. Buchanan moved to approve the request with the conditions listed in the staff report. Mr. Pearson seconded and the motion carried.

3. CONDITIONAL USE PERMIT (CZ-0806) “ Home Occupation, 2806 Eisenhower Street

Mr. Tufte reported that the Plan Commission had approved this home occupation with the condition of a one-year review for a therapeutic massage practice at 2806 Eisenhower Street. Mr. Tufte reported that there have been no complaints about the operation of the business or violation of the permit.

Robin Brauner, applicant, appeared in support and stated that she has not received any complaints from neighbors.

Buzz Bennett, 1110 E. Tyler Avenue, stated that he has no complaints about this operation but questioned if allowing future occupations will cause a rezoning to commercial. Mr. Tufte responded that there are probably thousands of functioning home occupations in the City which allow people to carry on some financial operation in their home, but do not cause a rezoning as the property use remains primarily residential.

No one appeared in opposition. No action was taken.

4. COMPREHENSIVE PLAN AMENDMENT “ Land Use Chapter

Mr. Tufte reported that the City Council has adopted a resolution, which approves an intergovernmental agreement with adjacent towns. Part of this agreement calls for the City to introduce a Comprehensive Plan amendment removing requirements for public infrastructure for subdivision within the City™s extraterritorial plat review area. Mr. Tufte then reviewed the specific paragraphs in the Comprehensive Plan which will be amended and the proposed replacement language. Comments for changes were provided by the Commissioners.

Mr. Larson commented that the need for overall joint planning for the City of Eau Claire, Chippewa Falls, the surrounding towns, and the three counties. The economies are interconnected as are the transportation links which require cooperation between municipalities.

Mr. Duax moved to approve the resolution initiating the Comprehensive Plan amendments. Mr. Buchanan seconded and the motion carried.

5. DISCUSSION “ Eau Claire County Comprehensive Plan

Mr. Tufte presented an update on the Eau Claire County Comprehensive Plan, which has been occurring over the past three years. He commented on information on the Plan and inconsistencies which he felt should be clarified, and also noted that the City of Eau Claire is part of Eau Claire county and, therefore, the City™s plan needs to be considered within the County plan.

Mr. Waedt questioned what happens if there are conflicts between Comprehensive Plans under state law. Mr. Tufte responded that there are methods for compromise, however, the more restrictive legal standard would apply when there are two competing plans.

Brian Larson suggested that the County Board be made aware of the issues and potential conflicts between the City and towns on the Comprehensive plans.

The staff will return with future updates and drafts, which we will be presented for comment and returned to the County.

6. MINUTES

The minutes of the meeting of March 2, 2009, were approved.

Fred Waedt
Secretary